



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

AUBURN OFFICE

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Auburn, CA 95603
530-886-3000/FAX 530-886-3080
Web page: www.placer.ca.gov/planning

TAHOE OFFICE

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Tahoe City CA 96145
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MAJOR SUBDIVISION APPLICATION

PURSUANT TO THE POLICY OF THE BOARD OF SUPERVISORS, THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTIES WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.

---TO BE COMPLETED BY THE APPLICANT---

1. Project Name _____ APN _____
2. Developer _____
Address _____ Telephone Number _____ Fax Number _____
City _____ State _____ Zip Code _____
3. Engineer _____
Address _____ Telephone Number _____ Fax Number _____
City _____ State _____ Zip Code _____
4. Total acreage _____ Number of proposed lots/units _____
Proposed lot sizes: Minimum _____ Maximum _____ Average _____

Signature of Applicant

INDEMNIFICATION AGREEMENT: *I, the Subdivider, will defend, indemnify and hold harmless the County from any defense costs, including attorneys' fees or other loss connected with any legal challenge brought as a result of an approval concerning this Subdivision. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.*

SIGNATURE OF SUBDIVIDER _____

----OFFICE USE ONLY----

Date Tentative Map approved: _____ Expiration date _____
Date first extension approved: _____ New expiration date _____
Date second extension approved: _____ New expiration date _____
Auto. ext. of time per Sec. _____, Subdiv. Map Act New expiration date _____
Date last extension approved: _____ Final expiration date _____

POSTING OF PROPERTY: *At the time of application, posters will be provided by the Planning Department. These posters, in addition to notifying adjacent land owners of pending subdivision near their property, are used by county staff members to confirm they are looking at the correct piece of property when doing a field review. Should the staff members not be able to locate the property involved, the proposed subdivision will be continued to an open date by the Planning Commission until the required field review can be completed.*

FILING INSTRUCTIONS

MAJOR SUBDIVISION

1. Submit one Initial Project Application;
2. Submit one Major Subdivision Application (Note: Application must include Indemnification Agreement signature); and
3. Submit a total of 15 tentative maps folded to 8½"x11", 1 (one) to be reduced to 8½" x 11". Maps should include information per Section 19.125 of the Land Development Manual. In addition:
 - a. Accurately plot, label, and show exact location of the base and driplines of all protected trees (native 6" dbh or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, roadways, cuts/fills, underground utilities, lakes, recreation facilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance); and
 - b. Provide an aerial photo of the site (1" = 100' or same scale as the proposed tentative map).

APPEALS - An appeal must be filed within 10 calendar days of the decision that is the subject of the appeal. An appeal application shall be submitted, along with the current filing fee, to the Planning Department. The appeal shall include any explanatory materials the appellant may wish to furnish. The Board of Supervisors will be the hearing body that will consider the appeal.

PUBLIC NOTICING REQUIREMENTS - The Planning Department shall notify all owners of property lying within 300 or more feet of the property, which is the subject of this project. In addition, the applicant shall post the property with posters furnished by the Planning Department at least 10 days prior to the scheduled hearing date (date and time will be available from the Planning Department approximately 20 days prior to the scheduled hearing.) One copy of the poster, together with the Affidavit of Posting, must be filed with the Planning Department prior to the hearing date.